

Early Assistance Intakes

Parameters: Begin intake date: **7/6/2020** End intake date: **7/12/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-164551-000-00-EA	3805 SE HAWTHORNE BLVD, 97214		EA-Zoning & Inf. Bur.- no mtg	7/10/20		Application
<p><i>Implementing 4 EV charging stations in the existing parking lot. Installing supporting equipment pad for electrical infrastructure that will be screened with an 8' tall fence</i></p>						
	Legal Description: 1S1E01AD 22600 SUNNYSIDE ADD BLOCK 1&2 TL 22600		Applicant: DANIELLE PRESCOTT KIMLEY-HORN & ASSOCIATES 4582 S ULSTER ST DENVER CO 80210 USA		Owner: FRED MEYER STORES INC 1014 VINE ST 7TH FL CINCINNATI, OH 45202-1141	
20-164086-000-00-EA	2359 SE 124TH AVE, 97233		EA-Zoning & Inf. Bur.- no mtg	7/10/20		Application
<p><i>Applicant proposes to develop the project site to support a new commercial/retail building. The lot is currently vacant and has some existing structures and paved areas which will be removed in preparation for the proposed improvements. The lot is zoned CM2 and all improvements will fall under the allowed outright uses of the CM2 zone. Proposed site improvements include the construction of two buildings, a driveway and a parking/loading area in between the two buildings. All stormwater runoff from the impervious parking area will be disposed on-site via an infiltration swale and roof runoff will be retained and infiltrated onsite via drywells underneath the parking area. Building construction will be phased such that the rear building will be constructed first.</i></p>						
	Legal Description: 1S2E02CC 06000 SECTION 02 1S 2E TL 6000 0.43 ACRES		Applicant: KELLI GROVER FIRWOOD DESIGN GROUP LLC 359 E HISTORIC COLUMBIA RIVER HWY TROUTDALE OR 97060		Owner: FREEWATER HSU LLC PO BOX 1010 BUCKSPORT, ME 04416	
20-163597-000-00-EA	SW 40TH AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	7/9/20		Application
<p><i>The applicant would like to develop the property with either two 4-plex buildings, or 8 Townhouses. Stormwater will be disposed as required by City code.</i></p>						
	Legal Description: 1S1E20CB 08300 SECTION 20 1S 1E TL 8300 0.33 ACRES		Applicant: STEVE MILLER EMERIO DESIGN 6445 SW FALLBROOK PLACE, SUITE 100 BEAVERTON OR 97008		Owner: FROG AND TOAD LLC PO BOX 550 SAN ANSELMO, CA 94979	

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20-164101-000-00-EA	2410 NE THOMPSON ST, 97212		EA-Zoning & Inf. Bur.- w/mtg	7/10/20		Application
<p><i>In order to provide wheelchair and handicapped access for current disabled family members and to expand living space available to them, the proposal includes the following improvements (at this non-contributing site): a) At the existing front entry, remove the sidewalk and stairs to the public sidewalk and replace with a permanent concrete ramp to the front porch; b) Add ramps, an areaway, and a new door will be added in the west side-yard to allow access to the basement; c) New and replacement basement windows and wells shall be added at the new ramp areaway and at the front of the house to the east and west of the entry to allow more basement lighting and provide legal egress; d) The west side of the house currently has a tall hedge abutting and overhanging the public side walk which will be removed. It will be replaced with a fence that replicates a style, height, and location at the edge of the public sidewalk found at many houses throughout the Irvington neighborhood. It will function both as a guardrail for the new areaway and ramps and as a privacy fence; e) The existing lot is approximately 16 inches to 20 inches above the grade of the public sidewalk on both the west and north sides. The existing stone retaining wall at the sidewalk edge will be retained where practical and new retaining wall will be added on both sides of the lot.</i></p>						
	Legal Description: 1N1E25CB 19400 SECTION 25 1N 1E TL 19400 0.17 ACRES		Applicant: SHANNON RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212		Owner: SHANNON RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212-4805	
					Owner: KENNETH RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212-4805	
20-164390-000-00-EA	1313 NW MARSHALL ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	7/10/20		Application
<p><i>Development of full block retaining historic structures.</i></p>						
	Legal Description: 1N1E33AA 02800 COUCHS ADD BLOCK 203 LOT 1-8 LAND & IMPS SEE R140971 (R180218201) FOR OTHER IMPS & R646123 (R180218203) FOR MACH & EQUIP		Applicant: JULIE BRONDER ZGF ARCHITECTS 1220 SW WASHINGTON STREET, SUITE 200 PORTLAND OR 97209 USA		Owner: NORTHRUP INVEST CO P O BOX 66384 PORTLAND, OR 97290	
20-160657-000-00-EA	4937 SE WOODSTOCK BLVD, 97206		EA-Zoning & Inf. Bur.- w/mtg	7/7/20		Pending - EA
<p><i>Portion of property being sold. Remainder of property to be redeveloped to accommodate a new Presbyterian Church and associated site requirements.</i></p>						
	Legal Description: 1S2E18CA 06300 WOODSTOCK BLOCK 3 INC PT VAC ST LOT 1 LOT 2		Applicant: NEIL LEE LEEKA ARCHITECTURE 1001 SE WATER AVE, STE 175 PORTLAND, OR 97214		Owner: CHINESE PRESBYTERIAN CHURCH OF PORTLAND OREGON 4937 SE WOODSTOCK BLVD PORTLAND, OR 97206	

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20-164387-000-00-EA	3114 SE BELMONT ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/10/20		Application
<p><i>5-story apartment building with 24 total units, 2 affordable units at 60% MFI. Drywell in SW corner for stormwater disposal.</i></p> <p>Legal Description: 1S1E01BA 06800 SUNNYSIDE & PLAT 2 & 3 BLOCK 24 E 1/2 OF LOT 4 LOT 5</p> <p>Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227</p> <p>Owner: NEZ C HALLETT III REV LIV TR PO BOX 10761 PORTLAND, OR 97296</p>						
20-163466-000-00-EA	5916 N GREELEY AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/9/20		Application
<p><i>Retail vending/ food cart pod on paved lot. Lot also has small commercial building in SW corner of property. Approximately 6 mobile trucks 16' long and 8'wide. Some trucks will vend out of the rear of the truck, some out of the side. Trucks will be parked in the rear of the lot and on the East property line and along the North and South perimeter with picnic tables and a fire pit in the middle. Proposal would like to be able to use umbrellas over the tables, but maybe upgrade the outdoor seating in the future by applying for a commercial building permit for permanent outdoor seating or wedding style tent. Food Carts will have access to electricity and water on site. Applicant seeks to have a couple of 450 lb propane tanks for the trucks to have access to. The building will be used for some indoor seating along with retail sales and food/ beverage service if the health department permits. There is also restroom access. Grease will be collected from individual truck grease traps and deposited in to a above ground 4x4x4 plastic food grade tote that will be collected or pumped out from a disposal company. This could be located near the Trash and Recycling area in the NW corner of the lot. Bathrooms will be porta-potty style with two regular potties and one handicap potty located along the North property line near the front of the lot. Trash and recycling will be concealed in a decorative wooden fence screen along the North property line in the NW Corner of the lot and collected by a trash disposal company. Landscaping: There will be several above ground bamboo planting containers to be used as decorative landscaping and separated seating areas. Stormwater: This parking lot seems to drain fine on its own through some seepage but also by draining to the curb at the front of the property. There is an existing rear curb along the whole East property line. Neither adjacent property on the North or South line are paved and there is vegetation and trees between the properties. The building has a flatish torch down roof style with one main rain drain at the back that goes in to a downspout and then directly in to the main sewer line. Proposal would allow to set up some rain catchment at that location to use for landscaping needs.</i></p> <p>Legal Description: 1N1E16CD 06500 WILLAMETTE BLOCK 11 S 48' OF LOT 22</p> <p>Applicant: EVAN ROSS INTREPID EXPERIENCE LLC 6224 N ATLANTIC AVE PORTLAND, OR 97217</p> <p>Owner: SUPACHAL WICHAPORN 5706 SE 49TH AVE PORTLAND, OR 97206</p>						
20-164366-000-00-EA	323 SE 7TH AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/10/20		Application
<p><i>Upgrade to building shell for future Tenant Improvement: Restripe parking, upgrade entrances, enlarge the windows, and clad and/or paint portions of the exterior. No proposed changes to stormwater, as the entire site is impervious and no additional impervious area is proposed.</i></p> <p>Legal Description: 1N1E35CC 09500 EAST PORTLAND BLOCK 143 E 4.5' OF LOT 4 LOT 5-8</p> <p>Applicant: MICHAEL MCLAUGHLIN FLUENT DESIGN 4075 N WILLIAMS, SUITE 210 PORTLAND OR 97227</p> <p>Owner: 302 SE 7TH OZ LLC 210 SE MADISON ST #19 PORTLAND, OR 97214-4192</p>						

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20-164550-000-00-EA	2431 NW IRVING ST, 97210		EA-Zoning Only - no mtg	7/10/20		Application
<p><i>Proposal of lot line confirmation to separate the existing 2 buildings on its own tax lots</i></p>						
	<p>Legal Description: 1N1E33BC 16300 KINGS 2ND ADD BLOCK 6 LOT 1-5 E 39' OF LOT 8</p>		<p>Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210</p>		<p>Owner: NOB HILL APARTMENTS LLC 660 VERMONT ST #C SAN FRANCISCO, CA 94107-2636</p>	
20-164098-000-00-EA	2410 NE THOMPSON ST, 97212		EA-Zoning Only - w/mtg	7/10/20		Cancelled
<p><i>Early Assistance This folder was cancelled during the automatic add phase.</i></p>						
	<p>Legal Description: 1N1E25CB 19400 SECTION 25 1N 1E TL 19400 0.17 ACRES</p>		<p>Applicant: SHANNON RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212</p>		<p>Owner: SHANNON RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212-4805</p>	
					<p>Owner: KENNETH RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212-4805</p>	
20-164095-000-00-EA	2410 NE THOMPSON ST, 97212		EA-Zoning Only - w/mtg	7/10/20		Cancelled
<p><i>In order to provide wheelchair and handicapped access for current disabled family members and to expand living space available to them, the proposal includes the following improvements: a) At the existing front entry, remove the sidewalk and stairs to the public sidewalk and replace with a permanent concrete ramp to the front porch; b) Add ramps, an areaway, and a new door will be added in the west side-yard to allow access to the basement; c) New and replacement basement windows and wells shall be added at the new ramp areaway and at the front of the house to the east and west of the entry to allow more basement lighting and provide legal egress; d) The west side of the house currently has a tall hedge abutting and overhanging the public side walk which will be removed. It will be replaced with a fence that replicates a style, height, and location at the edge of the public sidewalk found at many houses throughout the Irvington neighborhood. It will function both as a guardrail for the new areaway and ramps and as a privacy fence; e) The existing lot is approximately 16 inches to 20 inches above the grade of the public sidewalk on both the west and north sides. The existing stone retaining wall at the sidewalk edge will be retained where practical and new retaining wall will be added on both sides of the lot.</i></p>						
	<p>Legal Description: 1N1E25CB 19400 SECTION 25 1N 1E TL 19400 0.17 ACRES</p>		<p>Applicant: SHANNON RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212</p>		<p>Owner: SHANNON RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212-4805</p>	
					<p>Owner: KENNETH RUSSELL 2410 NE THOMPSON ST PORTLAND, OR 97212-4805</p>	

Early Assistance Intakes

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20-164289-000-00-EA	2636 NE DEKUM ST, 97211		PC - PreApplication Conference	7/10/20		Application
<p><i>Request for comprehensive plan amendment / zone change for five sites from C11 to R5</i></p> <p>Legal Description: 1N1E13BC 14500 IRVINGTON PK BLOCK 72 E 1/2 OF LOT 17 E 1/2 OF LOT 18 EXC PT IN ST</p> <p>Applicant: PETER FINLEY FRY FINLEY FRY 303 NW UPTOWN TERRACE #1B PORTLAND OR 97210</p> <p>Applicant: GEORGE THURSTON CONCORDIA UNIVERSITY FOUNDATION 2811 NE HOLMAN PORTLAND OR 97211 USA</p> <p>Owner: CONCORDIA UNIVERSITY FOUNDATION 2811 NE HOLMAN ST PORTLAND, OR 97211-6067</p>						
20-163896-000-00-EA	520 NW 13TH AVE, 97209		PC - PreApplication Conference	7/9/20		Cancelled
<p><i>Development of a 7-story office building, with retail on the ground floor. It will be approximately 90,564 square feet, including the below-ground area devoted to parking. The top 6 floors will be for office use, with retail space on the ground floor. 35 parking spaces will be provided in an underground garage. (See previously-approved LU case for this project, which expires July 2020: LU 16-153002 HR AD.</i></p> <p>Legal Description: 1N1E33AD 04000 COUCHS ADD BLOCK 87 LOT 2&3</p> <p>Applicant: BRENT HEDBERG SPECHT DEVELOPMENT, INC 10260 SW GREENBURG RD #170 PORTLAND OR 97223</p> <p>Owner: PBE LLC 431 BURGESS DR STE 110 MENLO PARK, CA 94025</p>						
20-152910-000-00-EA	230 SW 2ND AVE, 97204		PC - PreApplication Conference	7/10/20		Application
<p><i>The proposed project is a 5-story, 136 key new build hotel with associated public improvements for the site. Gross building square footage is expected to be 80,540+/- . Stormwater disposal is proposed to be 60% ecoroof wit vegetated stormwater flow through planter with orifice control at level 1 connected to combined sewer. Non-contributing Resource.</i></p> <p>Legal Description: 1N1E34CD 03800 PORTLAND BLOCK 29 LOT 5-8</p> <p>Applicant: STEPHEN WENDELL MOUNTAIN SHORE PROPERTIES 123 NORTH COURT STREET FAYETTEVILLE WV 25840 USA</p> <p>Owner: GREMAR LLC 920 SW 6TH AVE PORTLAND, OR 97204</p> <p>Owner: LOT-49 LLC 920 SW 6TH AVE PORTLAND, OR 97204</p>						

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-160245-000-00-EA	14151 NE SAN RAFAEL ST, 97230		Public Works Inquiry	7/6/20		Pending - EA
<p><i>Remodel existing structure from an office building to a residence.</i></p>						
<p>Legal Description: 1N2E26DA 07000 RICHLAND LOT 7 TL 7000</p>			<p>Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201</p>		<p>Owner: NOVA DEVELOPMENT INC 11439 NE MORRIS ST PORTLAND, OR 97220</p>	

Total # of Early Assistance intakes: 16

18-235195-000-00-FP	4139 NE AINSWORTH ST, 97211	FP - Final Plat Review	7/9/20	Application
<p><i>Approval of an Adjustment to reduce the front building setback for the existing house on parcel 1 from 10 feet to 7.5 feet. Approval of an Adjustment to reduce the front building setback for the existing house on parcel 2 from 10 feet to 6.4 feet. Approval of a Preliminary Plan for a 2-parcel partition for attached housing on a corner lot in the R5 zone, as allowed by 33.110.240.E, as illustrated with Exhibit C.1, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, BES, and Life Safety review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following: ζ Any buildings or accessory structures (including the covered patio and the new shed addition) on the site at the time of the final plat application; ζ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; ζ Any other information specifically noted in the conditions listed below. B. The following must occur prior to Final Plat approval: Utilities 1. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval. Existing Development 2. The applicant must obtain a finalized building permit for the proposed shed addition attaching the two structures. The shed addition must be constructed in accordance with the following: i. It must be designed to meet all applicable building codes and ordinances. ii. In order to mitigate for the Adjustment Request, where practical, the shed addition must incorporate the design elements listed in 33.110.240.E.4.c and in substantial conformance with Exhibit C.3, Elevation Drawings in Shed Addition Plan Set. 3. The applicant must meet Site Development requirements for decommissioning the on-site sewage disposal system for the existing house. 4. The applicant must document the location of the stormwater disposal system serving the existing dwelling on Parcel 1 to confirm whether it will be located entirely within Parcel 1 and meet all required setbacks. If the system will extend beyond the boundaries of Parcel 1 or no longer meet setback requirements per the SWMM, then the applicant must meet one of the following: i. Obtain approval of a plumbing code appeal from BDS and provide private stormwater easements on the final plat, or other legally acceptable instrument as approved through the appeal review, as necessary; or ii. Modify the stormwater system so that it results in a system which meets the City's Stormwater Management Manual and other BES requirements. Obtain finalized permits as necessary prior to final plat approval. 5. The applicant must alter or demolish as necessary the covered porch on the north side of the house on parcel 1 to ensure that it is in compliance with the setback standards from the new lot line. Required Legal Documents 6. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that affirms that the flowering dogwood in the south side yard of parcel 1 must be protected during any future development or staging within its root protection zone. Protection must meet the tree protection specifications of 11.60.030. The acknowledgment shall be referenced on and recorded with the final plat. 7. To meet Fire/Life Safety requirements, A Covenant for Future Easement and Maintenance Agreement approved by BDS and meeting the requirements of Oregon Residential Specialty Code, R302.2 (for attached dwellings that are separated by a property line at a common wall) must be recorded prior to issuance of the Building Permit for the shed addition. Other requirement</i></p>				
<p>Legal Description: 1N1E13DA 03200 AINSWORTH PK ADD BLOCK 1 LOT 4</p>		<p>Applicant: REBEKAH ANDERSON CLOSE-IN PROPERTIES PO BOX 13434 PORTLAND OR 97213</p>		<p>Owner: REBEKAH ANDERSON PO BOX 13434 PORTLAND, OR 97213</p>

Total # of FP FP - Final Plat Review permit intakes: 1

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Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-163612-000-00-LU	LLOYD CENTER, 97232	DZ - Design Review	Type 2 procedure	7/6/20		Pending
<i>Install (1) 70.68sqft illuminated wall sign to replace the existing 31.86sqft wall sign (19-184706 SG)</i>						
	Legal Description: 1N1E26CD 13100 HOLLADAYS ADD BLOCK 201-204 TL 13100		Applicant: CHRIS BROWN RAMSAY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206		Owner: TMT LLOYD RETAIL INC P.O.BOX 800729 DALLAS, TX 75380-0729	
Total # of LU DZ - Design Review permit intakes: 1						
20-163902-000-00-LU	2650 NE M L KING BLVD, 97212	HR - Historic Resource Review	Type 1x procedure	7/8/20		Pending
<i>Install (3) illuminated wall signs for Nike at this location. Sign A: 113.75sqft, Sign B1: 32.97sqft, Sign B2: 32.97sqft. Total Signage: 179.69sqft</i>						
	Legal Description: 1N1E26BC 18800 ALBINA BLOCK 6&7 TL 18800		Applicant: CHRIS BROWN RAMSAY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206		Owner: ALAMEDA EQUITIES LLC PO BOX 25716 PORTLAND, OR 97298-0716	
20-163884-000-00-LU	1001 SE WATER AVE, 97214	HR - Historic Resource Review	Type 1x procedure	7/7/20		Pending
<i>Addition of an uncovered 499sqft deck to the east side of the historic Eastbank Commerce Center building. The deck is to be located one bay over from the corner entry on SE Water and Taylor St and continue north, 3 bay openings for a total of 38'-5" long and 13'-0" wide. A stair is proposed on the south end, near the restaurant entry. The new guardrail will repurpose the existing guardrail in the new design.</i>						
	Legal Description: 1S1E03AD 01400 EAST PORTLAND BLOCK 7 LOT 1-8 TL 1400 HISTORIC PROPERTY 15 YR 2005, POTENTIAL ADDITIONAL TAX		Applicant: GENO SALIMENA GUSTO DESIGN, LLC 7637 SE 13TH AVE PORTLAND OR 97202		Owner: EASTBANK COMMERCE CENTER LLC 75 SE YAMHILL ST #201 PORTLAND, OR 97214	

Total # of LU HR - Historic Resource Review permit intakes: 2

Total # of Land Use Review intakes: 3